

This instrument prepared by and return to:

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December 12, 2016 01:22:23 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

✓ Chad M. McClenathen, Esq.  
783 S. Orange Ave., Suite 210  
Sarasota, Florida 34236



**AMENDMENT TO  
DECLARATION OF MAINTENANCE COVENANTS  
AND  
RESTRICTIONS ON THE COMMONS FOR THE MEADOWS**

**WHEREAS**, TAYLOR WOODROW HOMES LIMITED (FLORIDA DIVISION), a corporation under the laws of the United Kingdom, authorized to do business in the state of Florida, (Taylor Woodrow) has heretofore filed a document entitled "Declaration Of Maintenance Covenants and Restrictions on The Commons for The Meadows," together with exhibits thereto, in Official Records Book 1113, pages 715-759, inclusive of the Public Records of Sarasota Court (Declaration); and

**WHEREAS**, Taylor Woodrow assigned the right to prescribe building and use restrictions in The Meadows, and the right to amend the Declaration, to The Meadows Community Association, Inc., pursuant to an Indenture and Assignment of Rights recorded in Official Records Book 2749, Pages 982-985, inclusive of the Public Records of Sarasota County; and

**WHEREAS**, pursuant to such assignment, the Board of Directors of The Meadows Community Association, Inc., on December 8, 2016, approved amendments to the Declaration regarding short term leasing during the 2017 World Rowing Championship.

**NOW, THEREFORE**, pursuant to the foregoing authority, The Meadows Community Association, Inc. does hereby modify and amend the Declaration as follows

1. Paragraph 9 (w) of the Declaration is deleted in its entirety and replaced as follows:

In addition to other restrictions set forth herein, the following use restrictions shall apply to all property in the Meadows or, if so designated, the Commons:

(w) Single-family homes, not in mandatory homeowner associations other than The Meadows Community Association, Inc. (MCA), shall not be rented for periods less than two (2) months, and shall not be rented more than two (2) times in any twelve month period. Home exchanges and friends using the home are exempt from this restriction. The foregoing permanent restrictions and limitations shall not be applicable during the period September 1, 2017 to October 31, 2017 and the following special provisions shall apply during that period in recognition of the holding of the 2017 World Rowing Championships at Nathan Benderson Park in Sarasota, Florida. In order to show support for this event, and display gracious hosting, owners of single-family homes, either directly or through a rental agent, may rent their entire home (not separate rooms) for a period of one week or more during the period September 1, 2017 to October 31, 2017 with no limit on the number of rentals within that designated period. The Board of MCA shall have the authority to adopt policies, rules and regulations pertaining to such rentals, including but not limited to, application forms, rental and parking criteria, guidelines, and approval conditions.

**THE SIGNATURE PROVISIONS FOLLOW ON THE NEXT PAGE**

IN WITNESS WHEREOF, the Meadows Community Association, Inc. has caused this instrument to be executed in its name by its undersigned duly authorized officer this 12<sup>th</sup> day of December, 2016.

John A. Brady, Jr.  
Witness Signature

John A. Brady, Jr.  
Printed Name of Witness

Kathleen M Gibson  
Witness Signature

Kathleen M Gibson  
Printed Name of Witness

The Meadows Community Association, Inc.

John E. Spillane  
By: John E. Spillane, President

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of December 2016, by John E. Spillane, President of The Meadows Community Association, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Kathleen M Gibson  
Notary Public

